

CODE ENFORCEMENT BOARD
1st FLOOR COMMISSION CHAMBER
FORT LAUDERDALE CITY HALL
100 NORTH ANDREWS AVENUE
AUGUST 27, 2013
9:00 A.M.

<u>Board Members</u>	<u>Attendance</u>	Cumulative attendance 2/2013 through 1/2014	
		<u>Present</u>	<u>Absent</u>
Howard Nelson, Chair	P	5	2
Howard Elfman, Vice Chair	P	7	0
Paul Dooley	P	7	0
Genia Ellis	P	7	0
Joan Hinton	P	6	1
Jan Sheppard	P	5	2
Chad Thilborger	P	7	0
PJ Espinal [Alternate]	A	2	5
Joshua Miron [Alternate]	A	2	5
Robert Smith [Alternate]	P	4	3

Staff Present

Richard Guiffreda, Board Attorney
Ginger Wald, Assistant City Attorney
Yvette Ketor, Secretary, Code Enforcement Board
Peggy Burks, Clerk III
Lori Grossfeld, Clerk III
Bridget Patterson, Administrative Aide
Jeri Pryor, Code Enforcement Supervisor/Clerk
Robert Masula, Building Inspector
George Oliva, Building Inspector
Gerry Smilen, Building Inspector
Junia Robinson, Neighbor Support Coordinator [interpreter]
Jamie Opperee, Prototype Inc., Recording Secretary

Communication to the City Commission

None.

Respondents and Witnesses

CE12021047: Rosharon Hickham, owner's wife; Steven Hickham, owner
CE12061375: Shelby Smith III, property manager
CE13020125: Courtney Crush, owner's attorney
CE13041354: Rosy Angelines Baron, property manager
CE10070539: Gina Moncoeur, owner

CE12111407: Robert Lehane, owner
CE12020966: Bruce Forbes, owner
CE11092259: Lorna Whyte, owner
CE11062648: G. Vann Padgett, property manager
CE13041043: Branden Hertz, owner
CE11041855: Todd Ashworth, owner
CE11031789: Audrey Burgher, owner
CE12031755: Daniel Chteinberg, owner
CE12050811: Patrick Reeder, owner
CE12090567: Andrew Holland, owner
CE13011049: Alan Leech, owner
CE10071981: Patrick Louis-Jean, owner
CE11052482: Ellis Lee Hayek, owner
CE12011094: Leon Allen, owner
CE12030489: Hamilton Forman, attorney
CE09020070: Stephanie Toothaker, attorney; Robert Kessler, manager
CE13041042: Michael Widoff, owner's father-in-law
CE12091316: Rosa Katia, property manager
CE12081222: Randy Nathan, attorney
CE11121644: Edwin Stacker, attorney
CE11041294: Steven Baggiero, owner's representative
CE12121011: Pablo Hernandez Sr., owner
CE12051005: Moishe Lipszyc, owner; Yitzchok Naparstek, manager
CE13031274: Thomas Baker, owner's representative; Stephen Leow, property manager
CE12011974: Maria Dominguez, owner
CE13030601: Stephen Sticht, neighbor
CE13030047: Lucas Rivera, owner
CE13051046: Errol Smith, owner
CE12100262: Jack Wolf, owner's representative
CE13020672: Petulia Schwartz, owner's representative

Chair Nelson called the meeting to order at 8:56 a.m., introduced Board members and explained the procedures for the hearing.

Individuals wishing to speak on any of the cases on today's agenda were sworn in.

Case: CE12121011

3306 Southwest 17 Street
HERNANDEZ, PABLO JR H/E
HERNANDEZ, PABLO SR & CONSUELO

Certified mail sent to the owner was accepted on 8/12/13.

George Oliva, Building Inspector, testified to the following violations:
FBC(2010) 105.1

THIS BUILDING HAS BEEN ALTERED AND CONSTRUCTION WORK PERFORMED WITHOUT OBTAINING THE REQUIRED PERMITS, INSPECTIONS AND THE CERTIFICATE OF OCCUPANCY FROM THE CITY BUILDING DEPARTMENT:

1. RENOVATING THE INTERIOR OF THE PROPERTY WITH NEW ELECTRICAL AND PLUMBING FIXTURES TO BUILD A SMALL RENTAL APARTMENT.
2. A NEW ROOF WAS BUILT AT THE REAR OF THE CARPORT OVER A CONCRETE SLAB.

FBC(2010) 110.9

THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED AND/OR COVERED-UP WITHOUT OBTAINING THE REQUIRED INSPECTIONS APPROVAL FROM THE BUILDING DEPARTMENT THROUGHOUT THE PERMITTING AND INSPECTION PROCESS.

FBC(2010) 1604.1

THE STRUCTURES FOR THE ROOF AND WALLS BELONGING TO THE REAR ADDITION AND THE NEW ROOF ADDITION BEHIND THE CARPORT DO NOT MEET THE STANDARD FOR GRAVITY LOADING AND HAVE NOT BEEN DEMONSTRATED TO WITHSTAND THE REQUIRED WIND LOADING THROUGH THE PERMITTING PROCESS. ALL THE STRUCTURES THAT WERE DONE ILLEGALLY ARE DEEMED TO BE UNSAFE AS PER FBC 116.1.2 AND THE CONSTRUCTION IS UNDERDESIGNED. IT WOULD NOT PROVIDE THE REQUIRED RESISTANCE TO THE WINDS UPLIFT.

Inspector Oliva stated the case was begun pursuant to a complaint. He submitted photos of the property and the Notice of Violation detailing the violations and corrective action into evidence. Inspector Oliva reported the owner had informed him that the tenants had already been removed and he was working to retrofit the room back to the original design. He recommended ordering compliance within 56 days or a fine of \$10 per day, per violation. Inspector Oliva stated the owner had already hired a design professional for the drawings.

Pablo Hernandez Sr., owner, said the unit that had been rented used to be a master bedroom and he had not altered the fixtures. He had replaced windows and some sheetrock; he had not altered the electrical. Inspector Oliva said there had been a small kitchen in the unit but it had already been removed.

Motion made by Mr. Dooley, seconded by Ms. Hinton to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 56 days, by 10/22/13 or a fine of \$10 per day, per violation would begin to accrue and to record the order. In a voice vote, motion passed 7-0.

Case: CE11031789

1121 North Andrews Avenue
BURGHER, AUDREY

This case was first heard on 7/23/13 to comply by 8/27/13. Violations were as noted in the agenda. The property was not complied.

George Oliva, Building Inspector, said he had discussed what needed to be done with the owner but she had not pulled a permit yet.

Audrey Burgher, owner, said the architect was working on the plans. She requested additional time.

Motion made by Ms. Sheppard, seconded by Ms. Hinton, to grant a 28-day extension to 9/24/13, during which time no fines would accrue. In a voice vote, motion passed 6-1 with Mr. Dooley opposed.

Case: CE12020966

735 Northwest 17 Street
SCB FAMILY LAND TR
GUIDOLIN, KEVIN TRUSTEE

This case was first heard on 5/28/13 to comply by 6/25/13. Violations and extensions were as noted in the agenda. The property was not complied.

George Oliva, Building Inspector, said he had spoken with the owner, who had submitted the master drawing with all of the sub-permits on August 5. He recommended a 56-day extension.

Bruce Forbes, owner, agreed to the extension.

Motion made by Mr. Thilborger, seconded by Ms. Sheppard, to grant a 56-day extension to 10/22/13, during which time no fines would accrue. In a voice vote, motion passed 7-0.

Case: CE11092259

751 Alabama Avenue
WHYTE, LORNA B &
HARRIS, JACINDA

Service was via posting on the property on 8/13/13 and at City Hall on 8/15/13. This case was first heard on 4/23/13 to comply by 6/25/13. Violations and extensions were as noted in the agenda. The property was not complied and the City was requesting imposition of the fine, which would begin to accrue on 8/28/13 and would continue to accrue until the property complied.

George Oliva, Building Inspector, said the owner had applied for permits on June 5, 2013. He recommended a 56-day extension.

Lorna Whyte, owner, said she would try to comply within 56 days.

Motion made by Ms. Ellis, seconded by Mr. Thilborger, to grant a 56-day extension to 10/22/13, during which time no fines would accrue. In a voice vote, motion passed 7-0.

Case: CE13020125

219 S Fort Lauderdale Beach Blvd
EL-AD FL BEACH CR LLC

Certified mail sent to the owner was accepted on 8/14/13. This case was first heard on 5/28/13 to comply by 8/27/13. Violations and extensions were as noted in the agenda. The property was not complied and the City was requesting imposition of the fine, which would begin to accrue on 8/28/13 and would continue to accrue until the property complied.

Ms. Ellis declared a conflict and recused herself from this case.

Gerry Smilen, Building Inspector, reported the permit application had been submitted on August 19, 2013 and would resolve the problem. He recommended a minimum of a 28-day extension.

Courtney Crush, attorney for the tenant, requested a 56-day extension. She explained the survey had taken longer than anticipated.

Motion made by Mr. Thilborger, seconded by Ms. Hinton, to grant a 56-day extension to 10/22/13, during which time no fines would accrue. In a voice vote, with Ms. Ellis abstaining and Ms. Sheppard opposed, motion passed 5-1.

Case: CE12050811

1308 Citrus Isle
REEDER, PATRICK

Service was via posting on the property on 8/13/13 and at City Hall on 8/15/13. This case was first heard on 9/25/12 to comply by 1/22/13. Violations and extensions were as noted in the agenda. The property was not complied and the City was requesting imposition of the fine, which would begin to accrue on 8/28/13 and would continue to accrue until the property complied.

Gerry Smilen, Building Inspector, said there was no progress to report.

Patrick Reeder, owner, stated the last sub had been submitted the previous day and he was waiting for the permits.

Inspector Smilen said the corrections on the applications had not been resubmitted, but Mr. Reeder said they had been submitted.

Motion made by Ms. Ellis, seconded by Ms. Hinton, to grant a 28-day extension to 9/24/13, during which time no fines would accrue. In a roll call vote, with Mr. Dooley, Mr. Thilborger, Mr. Elfman and Chair Nelson opposed, motion **failed** 3-4.

Motion made by Ms. Ellis, seconded by Ms. Hinton, to grant a 56-day extension to 10/22/13, during which time no fines would accrue. In a roll call vote, with Mr. Dooley, Mr. Thilborger and Mr. Elfman opposed, motion passed 4-3.

Case: CE12030489

1843 Southwest 4 Avenue
HATCHER, RICHARD

Certified mail sent to the owner was accepted on 8/16/13. This case was first heard on 7/24/12 to comply by 9/25/12. Violations and extensions were as noted in the agenda. The property was not complied and the City was requesting imposition of the fine, which would begin to accrue on 8/28/13 and would continue to accrue until the property complied.

Gerry Smilen, Building Inspector, reported that there had been no progress.

Hamilton Forman, attorney, admitted there had been no progress. He said he had been having communication problems with the contractor, who had been too busy to work on Mr. Hatcher's property. Mr. Forman stated he would find someone else to help with the permit and do the work. He requested a 90-day extension.

Chair Nelson asked about neighborhood complaints and Inspector Smilen stated one neighbor had called him more than once to ask about progress on the property.

Mr. Forman confirmed he was not charging Mr. Hatcher for his legal services.

Motion made by Chair Nelson, seconded by Ms. Ellis to grant a 56-day extension to 10/22/13, during which time no fines would accrue. In a voice vote, with Ms. Sheppard opposed, motion passed 6-1.

Case: CE13041042

2115 Northeast 37 Street
CORAL RIDGE CC PROPERTIES LLC

This case was first heard on 7/23/13 to comply by 8/27/13. Violations were as noted in the agenda. The property was not complied.

Robert Masula, Building Inspector, reported the permit applications had not been submitted for the windows, shutters or railing repair and he did not recommend any extension.

Michael Widoff, the owner's father-in-law, stated the contractor had said he applied for the window permits and would pick them up later in the day. He displayed his own photos of the railings and said they been totally repaired.

Inspector Masula had checked for the permit applications "five minutes ago" and confirmed there were no applications for the windows, shutters or the railings. He reminded the Board that the railings were a life safety issue.

Mr. Widoff requested 28 days for the windows and a bit longer for the repair work.

Motion made by Mr. Dooley, seconded by Ms. Hinton, to grant a 56-day extension to 10/22/13, during which time no fines would accrue. In a roll call vote, with Ms. Ellis, Mr. Thilborger, Mr. Elfman, Ms. Sheppard and Chair Nelson opposed, motion **failed** 2-5.

Motion made by Ms. Ellis, seconded by Mr. Thilborger, to grant a 28-day extension to 9/24/13, during which time no fines would accrue. In a voice vote, motion passed 7-0.

Case: CE13031274

3516 Southwest 12 Court
MATERA HC LLC

Certified mail sent to the owner was accepted on 8/16/13. This case was first heard on 7/23/13 to comply by 8/27/13. Violations were as noted in the agenda. The property was not complied and the City was requesting imposition of the fine, which would begin to accrue on 8/28/13 and would continue to accrue until the property complied.

George Oliva, Building Inspector, recommended no more than a 28-day extension for the electrical and 56 days for the roof.

Thomas Baker, owner's representative, said someone else at his company had been responsible for this issue but had "totally dropped the ball." The owner wanted to comply and Mr. Baker would hire an electrical contractor to pull the permit and do the work. He would also hire a structural engineer. He requested a 28-day extension. He informed Ms. Ellis he believed the dwellings were occupied.

Motion made by Mr. Elfman, seconded by Ms. Hinton, to grant a 28-day extension to 9/24/13, during which time no fines would accrue. In a roll call vote, with Mr. Dooley, Ms. Ellis and Mr. Thilborger opposed, motion passed 4-3.

Case: CE12081222

2744 Davie Blvd
LA SEGUNDA REALTY CORP

Service was via posting on the property on 8/13/13 and at City Hall on 8/15/13. This case was first heard on 2/26/13 to comply by 3/26/13. Violations and extensions were as noted in the agenda. The property was complied, fines had accrued to \$8,100 and the City was requesting a \$260 fine for administrative costs.

George Oliva, Building Inspector, confirmed the violations were complied and recommended reducing the fine to \$260 to cover administrative costs. He said the owner's attorney was present and agreed to the reduction.

Motion made by Ms. Ellis, seconded by Ms. Hinton, to find the violations were not complied by the Order date, and to impose a \$260 fine. In a voice vote, with Mr. Dooley opposed, motion passed 6-1.

Case: CE13011049

1510 Southeast 15 Street # 302
LEECH, MIKE

This case was first heard on 6/25/13 to comply by 8/27/13. Violations were as noted in the agenda. The property was not complied.

Gerry Smilen, Building Inspector, reported permits for the bathroom remodeling had been issued but the permits had not addressed structural damage to the floor joists. He confirmed that FBC (2010)105.4.4 was complied. The owner had informed Inspector Smilen that his contractor was supposed to take care of the floor joist issue, but there was no evidence of any repair addressing the structural issue.

Mike Leech, owner, said he had been urging his general contractor to complete the work since June. He said he had been shocked when Inspector Smilen informed him that he must have an engineer inspect and confirm that the joists were sound. He read from the order and noted it did not indicate that an engineer must inspect the joists. The contractor had informed him that he had reinforced one of the joists, which had been inspected and approved.

Inspector Smilen clarified that the permit for the bathroom remodeling did not address the FBC(2010) 1604.1 issue and the permit inspector had only addressed what was on the bathroom remodeling permit. Chair Nelson suggested Inspector Smilen contact the contractor. Inspector Smilen stated the contractor was not an engineer.

Mr. Thilborger asked how Inspector Smilen was certain the joists required repair and Inspector Smilen replied that when he inspected the property, deterioration was evident, but if someone with knowledge of structural issues looked at the problem and said it was okay, that would be acceptable.

Mr. Leech reiterated that the contractor had replaced wood in the floor and reinforced the joists.

Motion made by Mr. Thilborger, seconded by Ms. Sheppard, to grant a 28-day extension to 9/24/13, during which time no fines would accrue. In a voice vote, motion passed 7-0.

Case: CE10071981

1529 Northwest 8 Avenue
L-J INVESTMENT FIRM INC

This case was first heard on 7/23/13 to comply by 8/27/13. Violations were as noted in the agenda. The property was not complied.

George Oliva, Building Inspector, said he had met with the owner, and showed photos of the interior damage. He stated no repairs had been made but no one was living in the damaged unit. The owner's mother was living in the undamaged part of the duplex. The owner had requested 56 days to address the damaged unit.

Patrick Louis-Jean, owner, requested an extension. He confirmed no one was living in the unit.

Motion made by Ms. Ellis, seconded by Mr. Thilborger, to grant a 56-day extension to 10/22/13, during which time no fines would accrue. In a roll call vote, with Mr. Dooley, Ms. Hinton, Mr. Elfman opposed motion passed 4-3.

Case: CE11052482

1640 Northwest 5 Avenue
HAYEK, ELLIS

This case was first heard on 6/25/13 to comply by 8/27/13. Violations were as noted in the agenda. The property was not complied.

Gerry Smilen, Building Inspector, reported no progress had been made.

Ellis Hayek, owner, said he had acquired the property in 2009 with the addition. He asked what exactly the permits should address and Chair Nelson replied they should address the work done without a permit. Mr. Hayek said he had researched the existing permits on the property; he did not say if any permit legalized the addition. Mr. Hayek said he lived in the front of the property and he rented out the back unit. There used to be an efficiency apartment but this area was now used for storage.

Mr. Hayek said he would leave Florida on August 31. Mr. Elfman asked how he would address the violations if he was not in Florida and Mr. Hayek said he hire someone, once he understood what needed to be done. He had already called a few contractors who had not returned his calls.

Motion made by Mr. Elfman, seconded by Mr. Thilborger, to grant a 28-day extension to 9/24/13, during which time no fines would accrue. In a roll call vote, with Ms. Ellis and Ms. Sheppard opposed, motion passed 5-2.

Case: CE12061375

201 Southwest 7 Avenue
SIMEONE, RICHARD
SIMEONE, SHAWN

This case was first heard on 2/26/13 to comply by 5/28/13. Violations and extensions were as noted in the agenda. The property was complied and fines had accrued to

\$340. The City was requesting the compliance date be amended from 7/23/13 to 8/27/13.

Motion made by Mr. Thilborger, seconded by Mr. Elfman to amend the 5/28/13 Order to indicate an 8/27/13 compliance date, removing the accrued fines. In a voice vote, motion passed 7-0.

Case: CE11121644

2765 Northeast 14 Street #PH1(PHW)
FALK, CHARLES E SR

Service was via posting on the property on 8/20/13 and at City Hall on 8/15/13. This case was first heard on 10/23/12 to comply by 1/22/13. Violations and extensions were as noted in the agenda. The property was not complied and the City was requesting imposition of the fine, which would begin to accrue on 8/28/13 and would continue to accrue until the property complied.

Robert Masula, Building Inspector, said he had spoken with the owner's attorney, who requested a 28-day extension to apply for a variance.

Edwin Stacker, attorney for the owner, confirmed that the owner was applying for a variance for the boat lift and the request was on the Board of Adjustment's September 11 meeting agenda.

Motion made by Mr. Thilborger, seconded by Ms. Ellis, to grant a 56-day extension to 10/22/13, during which time no fines would accrue. In a voice vote, motion passed 7-0.

Case: CE09020070

2000 North Ocean Boulevard # Hotel
URBANA PELICAN GRAND I LLC

Service was via posting on the property on 8/20/13 and at City Hall on 8/15/13. This case was first heard on 2/22/11 to comply by 3/22/11. Violations and extensions were as noted in the agenda. The property was not complied and the City was requesting imposition of the fines, which would begin to accrue on 8/28/13 and would continue to accrue until the property was complied.

Robert Masula, Building Inspector, stated he had inspected the property the previous week.

Stephanie Toothaker, attorney, stated they were waiting for the permit to be issued.

Motion made by Mr. Thilborger, seconded by Ms. Ellis, to grant a 56-day extension to 10/22/13, during which time no fines would accrue. In a voice vote, motion passed 7-0.

Case: CE11041294

3216 Northeast 42 Court
TESOLIN, BRUNO &
AULENSI, JERI LYNN

Service was via posting on the property on 8/20/13 and at City Hall on 8/15/13. This case was first heard on 10/25/11 to comply by 1/24/12. Violations and extensions were as noted in the agenda. The property was not complied and the City was requesting imposition of a \$2,720 fine, which would continue to accrue until the property complied.

Robert Masula, Building Inspector, said the owner intended to replace the entire roof and would submit the application in the next day or two. He recommended a 56-day extension.

Steven Baggiero, owner's representative, was present.

Motion made by Mr. Elfman, seconded by Ms. Ellis, to grant a 56-day extension to 10/22/13, during which time no fines would accrue. In a voice vote, motion passed 7-0.

Case: CE12091316

2533 Southwest 8 Street
TUCHOW, TYLER

This case was first heard on 6/25/13 to comply by 8/27/13. Violations were as noted in the agenda. The property was not complied.

George Oliva, Building Inspector, said the owner had called and informed him that the bank was taking the house back. He also stated the tenant had done the work inside the house.

Rosa Katia, property manager and the owner's assistant, requested a six-month extension, and confirmed the property was in foreclosure. She said Mr. Tuchow had not done the work but she realized he was responsible for it now.

Ms. Wald explained that if fines were imposed, the lien would be against this property and all other property Mr. Tuchow owned.

Motion made by Chair Nelson, seconded by Ms. Hinton, to grant a 182-day extension, during which time no fines would accrue. In a voice vote, motion **failed** 0-7.

Case: CE12011094

1645 Northwest 8 Avenue
ALLEN, LEON

Certified mail sent to the owner was accepted on 8/14/13. This case was first heard on 1/22/13 to comply by 3/26/13. Violations and extensions were as noted in the agenda. The property was not complied and the City was requesting imposition of the fine, which would begin to accrue on 8/28/13 and would continue to accrue until the property complied.

George Oliva, Building Inspector, reported the case was complied the previous day and the inspections would be done today.

Motion made by Ms. Sheppard, seconded by Ms. Ellis, to grant a 28-day extension to 9/24/13, during which time no fines would accrue. In a voice vote, motion passed 7-0.

Case: CE12090567

1348 Southwest 30 Street
HOLLAND, ANDREW & TABITHA

Certified mail sent to the owner was accepted on 8/14/13. This case was first heard on 5/28/13 to comply by 7/23/13. Violations and extensions were as noted in the agenda. The property was not complied and the City was requesting imposition of the fine, which would begin to accrue on 8/28/13 and would continue to accrue until the property complied.

Gerry Smilen, Building Inspector, said there was no progress to report.

Andrew Holland, owner, stated he had just had his truck fixed and could now pick up the gravel. He said he still did not know what this would cost. Chair Nelson advised Mr. Holland to file the application, when a partial fee would be collected.

Motion made by Mr. Thilborger, seconded by Ms. Ellis, to grant a 28-day extension to 9/24/13, during which time no fines would accrue. In a voice vote, with Mr. Dooley opposed motion passed 6-1.

Case: CE12111407

641 Northeast 15 Avenue
LEHANE, ROBERT A

This case was first heard on 6/25/13 to comply by 8/27/13. Violations were as noted in the agenda. The property was not complied.

Gerry Smilen, Building Inspector, reported permit applications had been submitted on July 26, 2013.

Robert Lehane, owner, said the plans were in review.

Inspector Smilen recommended an extension.

Motion made by Mr. Thilborger, seconded by Ms. Ellis, to grant a 56-day extension to 10/22/13, during which time no fines would accrue. In a voice vote, motion passed 7-0.

The Board took a brief break.

Case: CE12031755

1180 Northeast 1 Street
INVESTMENTS AT SOUTH FLORIDA LLC
%FEUERSTEIN LAW PA

Ms. Paterson said the owner would waive the right to notice of a Massey hearing. This case was first heard on 8/28/12 to comply by 10/23/12. Violations and extensions were as noted in the agenda. The property was complied and fines had accrued to \$7,125. The City was requesting the fine be reduced to \$260 to cover administrative costs.

Motion made by Mr. Thilborger, seconded by Ms. Sheppard, to find the violations were not complied by the Order date, and to impose a \$260 fine. In a voice vote, with Mr. Dooley opposed, motion passed 6-1.

Case: CE10070539

637 W Evanston Cir
PETIT, DESTIN
MANCOEUR, GINA

Service was via posting on the property on 8/13/13 and at City Hall on 8/15/13.

George Oliva, Building Inspector, testified to the following violations:
FBC(2007) 105.1

THE BUILDING HAS BEEN ALTERED IN THE FOLLOWING
MANNER WITHOUT OBTAINING THE REQUIRED PERMITS:

1. WINDOWS WERE INSTALLED WITHOUT PERMITS.
2. REMODELING MASTER BATHROOM WITHOUT PROPER PERMITS.
3. REPLACING SEWER LINE UNDER SLAB (CUTTING SLAB, INSTALLING PVC SEWER AND REPAIRING) WITHOUT OBTAINING THE PROPER PERMITS).

4. THIS PROPERTY WAS REROOFED IN 2005 AND THE
PERMIT WAS LEFT TO EXPIRE.

FBC(2007) 105.4.4

THE PLUMBING SYSTEM OF THE BUILDING HAS BEEN
ALTERED WITHOUT OBTAINING A PERMIT IN THE
FOLLOWING MANNER:

1. THE PLUMBING FIXTURES AND PARTS OF THE SEWER
LINES IN THE MASTER BATH WERE ALTERED AND
REPLACED.

FBC(2007) 109.3 A.21.

THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED
AND/OR COVERED-UP WITHOUT OBTAINING THE REQUIRED
INSPECTIONS APPROVAL FROM THE BUILDING DEPARTMENT
THROUGHOUT THE PERMITTING AND INSPECTION PROCESS.

Inspector Oliva submitted photos of the property and the Notice of Violation detailing the violations and corrective action into evidence, and recommended ordering compliance within 56 days or a fine of \$10 per day, per violation.

Junia Robinson, Neighbor Support Coordinator, acted as interpreter for the owner, Destin Petit. The owner stated a company referred by his insurance company had done the work and the insurance company had paid the contractor. The contractor had informed Mr. Petit that they had the permits.

Inspector Oliva stated in 2005, a permit had been issued for the roof, but not for the windows, and the roof had never been inspected. Inspector Oliva said the owner could pull the window permit without the contractor.

Motion made by Ms. Ellis, seconded by Mr. Thilborger to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 56 days, by 10/22/13 or a fine of \$10 per day, per violation would begin to accrue and to record the order. In a voice vote, motion passed 7-0.

Case: CE13041354

508 Northwest 16 Street

RICHARD THOMAS GIBSON REV TR

Service was via posting on the property on 8/13/13 and at City Hall on 8/15/13.

George Oliva, Building Inspector, testified to the following violations:

FBC(2010) 105.1

THIS BUILDING HAS BEEN ALTERED AND CONSTRUCTION
WORK PERFORMED WITHOUT OBTAINING THE REQUIRED
PERMITS AND INSPECTIONS:

1. THE WINDOWS AND DOORS WERE REPLACED ON THE
DWELLING.

FBC(2010) 110.9

THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED
AND/OR COVERED-UP WITHOUT OBTAINING THE REQUIRED
INSPECTIONS APPROVAL FROM THE BUILDING DEPARTMENT
THROUGHOUT THE PERMITTING AND INSPECTION PROCESS.

Inspector Oliva said the case was begun pursuant to a complaint. He submitted photos of the property and the Notice of Violation detailing the violations and corrective action into evidence. He said he had spoken with the new owner, and she agreed to pull permits within 56 days. He recommended ordering compliance within 56 days or a fine of \$10 per day, per violation.

Rosy Angelines Baron, property manager, said a previous owner had installed the windows without a permit. She had hired a shutter company, but they had never pulled the after-the-fact permit for the windows.

Motion made by Mr. Dooley, seconded by Mr. Thilborger to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 56 days, by 10/22/13 or a fine of \$10 per day, per violation would begin to accrue and to record the order. In a voice vote, motion passed 7-0.

Case: CE12051005

3500 North Ocean Boulevard
HYH II INC

Certified mail sent to the owner was accepted on 8/12/13.

Robert Masula, Building Inspector, testified to the following violations:

FBC(2010) 105.1

THE BUILDING HAS BEEN ALTERED IN THE FOLLOWING
MANNER WITHOUT OBTAINING THE REQUIRED PERMITS:

1. A KITCHEN WAS BUILT INCLUDING A SMALLER
RESIDENTIAL REFRIGERATOR AND A COMMERCIAL UNIT.
2. THE ELECTRICAL PANEL IS COVERED BY AN UPPER
CABINET AND ACCESS IS BLOCKED BY BASE CABINETS.
3. THE UPSTAIRS STORAGE ROOM HAS BEEN CONVERTED
INTO 2 OFFICES.
4. THE STAIRWAY IS NOT FIRE PROTECTED.

FBC(2010) 105.4.4

THE PLUMBING SYSTEM WAS ALTERED.

FBC(2010) 105.4.5

THE ELECTRICAL SYSTEM WAS ALTERED.

FBC(2010) 111.1.1

THE UPSTAIRS STORAGE AREA WAS CONVERTED INTO TWO
OFFICE SPACES.

Chair Nelson disclosed that this property was a religious institution to which many of his family members belonged and which he sometimes attended but he did not believe this precluded his voting on this case.

Inspector Masula submitted the Notice of Violation detailing the violations and corrective action into evidence, and recommended ordering compliance within 91 days or a fine of \$10 per day, per violation.

Moishe Lipszyc, owner, said the work should be finished in 91 days. He explained that work could not begin until after the upcoming holidays.

Motion made by Mr. Thilborger, seconded by Ms. Ellis to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 91 days, by 11/26/13 or a fine of \$10 per day, per violation would begin to accrue and to record the order. In a voice vote, motion passed 7-0.

Case: CE12021047

46 Isla Bahia Drive
STEVEN A HICKHAM REV TR
HICKHAM, STEVEN A TRUSTEE

Certified mail sent to the owner was accepted on 8/13/13.

Gerry Smilen, Building Inspector, testified to the following violations:
FBC(2007) 105.1

THE SINGLE FAMILY DWELLING HAS BEEN ALTERED IN THE
FOLLOWING MANNER WITHOUT THE REQUIRED PERMITS
ISSUED:

1. NEW WINDOWS HAVE BEEN INSTALLED. **COMPLIED**
2. NEW CABINETS ARE BEING INSTALLED.
3. NEW PAVER POOL DECK HAS BEEN COMPLETED. **COMPLIED**

FBC(2007) 105.4.4

THE FOLLOWING PLUMBING WORK HAS BEEN PERFORMED
WITHOUT A PERMIT:

1. A NEW GAS LINE HAS BEEN INSTALLED. **COMPLIED**
2. KITCHEN FIXTURES HAVE BEEN REMOVED.

Complied:

FBC(2007) 105.4.11

Inspector Smilen said the case was begun pursuant to a complaint. He reported a Stop Work Order had been posted on the property on 2/17/12. Inspector Smilen submitted photos of the property and the Notice of Violation detailing the violations and corrective action into evidence, and recommended ordering compliance within 56 days or a fine of \$10 per day, per violation.

Steven Hickham, owner, admitted to remodeling the kitchen without permits and said he was having the drawings done now.

Motion made by Mr. Thilborger, seconded by Ms. Ellis to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 56 days, by 10/22/13 or a fine of \$10 per day, per violation would begin to accrue and to record the order. In a voice vote, motion passed 7-0.

Case: CE13041043
1034 Northwest 7 Avenue
SOUTH BIMINI LLC

Service was via posting on the property on 8/13/13 and at City Hall on 8/15/13.

George Oliva, Building Inspector, testified to the following violations:
FBC(2010) 105.1

THIS BUILDING HAS BEEN ALTERED AND CONSTRUCTION
WORK PERFORMED WITHOUT OBTAINING THE REQUIRED
PERMITS AND INSPECTIONS.

1. THE WINDOW OPENINGS ARE BEING ENCLOSED AND NEW
WINDOWS ARE BEING INSTALLED IN THE REDUCED
OPENINGS AT THE REAR OF THE PROPERTY.

FBC(2010) 110.9

THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED
AND/OR COVERED-UP WITHOUT OBTAINING THE REQUIRED
INSPECTIONS APPROVAL FROM THE BUILDING DEPARTMENT
THROUGHOUT THE PERMITTING AND INSPECTION PROCESS.

Inspector Oliva said the case was begun pursuant to a complaint from the Fire Marshal's office after a fire call to the property. He submitted photos of the property and the Notice of Violation detailing the violations and corrective action into evidence, and recommended ordering compliance within 56 days or a fine of \$10 per day, per violation.

Branden Hertz, owner, said he had just acquired the property and he had experienced trouble getting quotes for the windows.

Motion made by Mr. Thilborger, seconded by Ms. Hinton to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 56 days, by 10/22/13 or a fine of \$10 per day, per violation would begin to accrue and to record the order. In a voice vote, motion passed 7-0.

Case: CE11041855

1120 Northeast 16 Court
ASHWORTH, TODD

Service was via posting on the property on 8/19/13 and at City Hall on 8/15/13.

Robert Masula, Building Inspector, testified to the following violations:
FBC(2010) 105.1

A SINGLE-FAMILY DWELLING HAS BEEN CONVERTED INTO A
TRIPLEX RENTAL WITHOUT THE REQUIRED PERMITS.

Complied:
FBC(2010) 105.4.5

Inspector Masula submitted photos of the property and the Notice of Violation detailing the violations and corrective action into evidence, and recommended ordering compliance within 28 days or a fine of \$10 per day, per violation. Inspector Masula said he had not visited the property, but he had determined there were three units by looking at the photos and reading the notes.

Todd Ashworth, owner, said he was trying to find an architect to look at the property. Chair Nelson advised him that he could permit the building as it existed or convert the property back into a single-family dwelling to comply.

Motion made by Mr. Thilborger, seconded by Mr. Elfman to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 56 days, by 10/22/13 or a fine of \$10 per day, per violation would begin to accrue and to record the order. In a voice vote, motion passed 7-0.

Case: CE13030047

1600 Northwest 7 Terrace
RIVIERA, LUCAS & MARY

Certified mail sent to the owner was accepted on 8/15/13.

George Oliva, Building Inspector, testified to the following violations:
FBC(2010) 105.1

THIS BUILDING HAS BEEN ALTERED AND CONSTRUCTION
WORK PERFORMED WITHOUT OBTAINING THE REQUIRED
PERMITS AND INSPECTIONS:

1. THE WINDOWS AND FRONT DOOR WERE REPLACED AT THE DWELLING.

FBC(2010) 110.9

THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED AND/OR COVERED-UP WITHOUT OBTAINING THE REQUIRED INSPECTIONS APPROVAL FROM THE BUILDING DEPARTMENT THROUGHOUT THE PERMITTING AND INSPECTION PROCESS.

FBC(2010) 1609.1

ALL THE NEW WINDOWS AND DOOR INSTALLATIONS HAVE NOT BEEN DEMONSTRATED TO WITHSTAND THE REQUIRED WIND LOADING THROUGH THE PERMITTING AND INSPECTION PROCESS.

FBC(2010) 1626.1

THE WINDOWS AND DOORS WITH GLASS PANELS THAT HAVE BEEN INSTALLED DO NOT PROVIDE THE REQUIRED RESISTANCE TO THE IMPACT OF WINDBORNE DEBRIS. AN APPROVED SHUTTER SYSTEM HAS NOT BEEN PROVIDED AS PER FBC(2010) 1609.1.2.

Inspector Oliva said the case was begun pursuant to a complaint. He submitted photos of the property and the Notice of Violation detailing the violations and corrective action into evidence, and recommended ordering compliance within 56 days or a fine of \$10 per day, per violation.

Lucas Rivera, owner, said he had changed the window and door in 2000. He stated he had been unable to get the product approvals from Home Depot. Inspector Oliva said he had already sent the owner an email indicating he could retrieve the NOAs from the Miami Dade County website.

Motion made by Mr. Thilborger, seconded by Ms. Hinton to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 56 days, by 10/22/13 or a fine of \$10 per day, per violation would begin to accrue and to record the order. In a voice vote, motion passed 7-0.

Case: CE12100262

4761 Bayview Drive
BYALICK, MITCHELL H/E
BYALICK, MARICELA

Service was via posting on the property on 8/20/13 and at City Hall on 8/15/13.

Robert Masula, Building Inspector, testified to the following violation:
FBC(2010) 105.1

A PAVER DECK AND WALKS WERE INSTALLED WITHOUT A PERMIT.

Inspector Masula submitted photos of the property and the Notice of Violation detailing the violations and corrective action into evidence, and recommended ordering compliance within 28 days or a fine of \$10 per day.

Jack Wolf, the owner's representative, requested more than 28 days, and noted they needed a new survey.

Motion made by Mr. Thilborger, seconded by Ms. Ellis to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 28 days, by 9/24/13 or a fine of \$10 per day would begin to accrue and to record the order. In a voice vote, with Chair Nelson opposed, motion passed 6-1.

Case: CE13020672

5341 Northwest 33 Avenue
COCONUT GROVE PARK INC
% JOHN C SCURTIS

Certified mail sent to the owner was accepted on 8/14/13.

George Oliva, Building Inspector, testified to the following violations:
FBC(2010) 105.1

THIS BUILDING HAS BEEN ALTERED AND CONSTRUCTION
WORK PERFORMED AFTER A CAR HIT THE BUILDING. THE
REPAIR WAS PERFORMED WITHOUT OBTAINING THE
REQUIRED PERMITS AND INSPECTIONS FROM THE CITY.

FBC(2010) 110.9

THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED
AND/OR COVERED-UP WITHOUT OBTAINING THE REQUIRED
INSPECTIONS APPROVAL FROM THE BUILDING DEPARTMENT.
THROUGHOUT THE PERMITTING AND INSPECTION PROCESS.

Inspector Oliva stated the case was begun pursuant to a complaint from the Police Department after a car hit the building. He submitted photos of the property and the Notice of Violation detailing the violations and corrective action into evidence, and recommended ordering compliance within 56 days or a fine of \$10 per day, per violation.

Petulia Schwartz, owner's representative, said the architect was working on plan revisions.

Motion made by Mr. Thilborger, seconded by Mr. Elfman to find for the City that the violations existed as alleged and to order the property owner to come into compliance

within 56 days, by 10/22/13 or a fine of \$10 per day, per violation would begin to accrue and to record the order. In a voice vote, motion passed 7-0.

Case: CE13051046

1632 Northwest 18 Avenue
SMITH, ERROL &
HANLEY, DIANA

Certified mail sent to the owner was accepted on 8/14/13.

George Oliva, Building Inspector, testified to the following violations:
FBC 105.1

THIS BUILDING HAS BEEN ALTERED AND CONSTRUCTION WORK PERFORMED WITHOUT OBTAINING THE REQUIRED PERMITS AND INSPECTIONS:

1. A UTILITY ROOM WAS BUILT INSIDE THE CARPORT.
2. THE OWNER HAS RUN PLUMBING PIPES FOR A SINK. PVC VENT PIPES WERE ATTACHED TO THE FRONT WALL OF THE DWELLING, THEY'RE VISIBLE FROM THE ROADWAY.
3. THE WINDOWS WERE REPLACED ON THE PROPERTY.
4. A CENTRAL A/C WAS INSTALLED.
5. AT THE REAR OF THE PROPERTY, TWO UTILITY BUILDINGS WERE BUILT OUT OF WOOD FRAME. THEY MUST BE REMOVED FROM THE PROPERTY. **COMPLIED**

FBC(2010) 110.9

THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED AND/OR COVERED-UP WITHOUT OBTAINING THE REQUIRED INSPECTIONS APPROVAL FROM THE BUILDING DEPARTMENT THROUGHOUT THE PERMITTING AND INSPECTION PROCESS.

Inspector Oliva said the case was begun pursuant to a phone call. He submitted photos of the property and the Notice of Violation detailing the violations and corrective action into evidence, and recommended ordering compliance within 56 days or a fine of \$10 per day, per violation.

Errol Smith, owner, said he had applied for a permit for the plumbing but had decided to remove the work because it was too expensive. He was pulling the permits for the air conditioning and windows. He agreed to comply within 56 days.

Motion made by Mr. Thilborger, seconded by Ms. Hinton to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 56 days, by 10/22/13 or a fine of \$10 per day, per violation would begin to accrue and to record the order. In a voice vote, motion passed 7-0.

Case: CE13030601

1321 Northeast 14 Street
HSBC BANK USA NA TRUSTEE

Service was via posting on the property on 8/19/13 and at City Hall on 8/15/13.

Robert Masula, Building Inspector, testified to the following violation:
FBC(2010) 105.1

1. REPLACING EXTERIOR SIDING.
 2. BLOCKED UP DOOR OPENING AND WINDOW OPENINGS
WITH CBS BLOCK.
 3. REPLACED WINDOWS.
 4. REPLACED BATHROOM FIXTURES.
- ALL WORK BEING DONE WITHOUT THE REQUIRED PERMITS.

Inspector Masula submitted photos of the property and the Notice of Violation detailing the violations and corrective action into evidence, and recommended ordering compliance within 28 days or a fine of \$25 per day. He had been told someone was living in the property.

Stephen Sticht, neighbor, said the owners had flipped the house several times and then abandoned it, removing the air conditioning and other items. He confirmed several people were living in the house.

Motion made by Mr. Thilborger, seconded by Ms. Hinton to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 28 days, by 9/24/13 or a fine of \$150 per day would begin to accrue and to record the order. In a voice vote, motion passed 7-0.

The Board took a break.

Case: CE12091361

3020 Southeast 6 Avenue
ALPAR ENTERPRISES INC

Service was via posting on the property on 8/13/13 and at City Hall on 8/15/13.

Gerry Smilen, Building Inspector, testified to the following violation:
FBC(2010) 1604.1

THE DETERIORATED ROOF AND STRUCTURE OF THE
COMMERCIAL BUILDING HAS BEEN COMPROMISED BY LACK
OF MAINTENANCE AND EXPOSURE TO THE ELEMENTS AND
DOES NOT MEET THE REQUIREMENTS OF WIND AND GRAVITY
LOADING MANDATED BY THE FLORIDA BUILDING CODE.

Inspector Smilen submitted photos of the property and the Notice of Violation detailing the violations and corrective action into evidence, and recommended ordering compliance within 28 days or a fine of \$25 per day.

Motion made by Mr. Thilborger, seconded by Ms. Ellis to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 28 days, by 9/24/13 or a fine of \$500 per day would begin to accrue and to record the order. In a voice vote, motion passed 7-0.

Case: CE10030617

1025 Northeast 16 Terrace
HOANG, KIMCHI

Certified mail sent to the owner was accepted on 8/12/13.

Robert Masula, Building Inspector, testified to the following violations:
FBC(2007) 105.1

THE BUILDING HAS BEEN ALTERED IN THE FOLLOWING
MANNER WITHOUT OBTAINING THE REQUIRED PERMITS:

1. EXTERIOR WALLS HAVE BEEN FRAMED.
2. WINDOWS HAVE BEEN INSTALLED.

FBC(2007) 105.4.4

THE PLUMBING SYSTEM OF THE BUILDING HAS BEEN
ALTERED WITHOUT OBTAINING A PERMIT IN THE
FOLLOWING MANNER:

1. THE SHOWER HAS BEEN REMODELED.

FBC(2007) 105.4.5

THE ELECTRICAL SYSTEM OF THE BUILDING HAS BEEN
ALTERED WITHOUT OBTAINING A PERMIT IN THE
FOLLOWING MANNER:

1. CIRCUITS HAVE BEEN ADDED/ALTERED DURING THE
EXTERIOR WALL FRAMING.

FBC(2007) 109.10

WORK WAS PERFORMED AND COVERED WITHOUT OBTAINING
THE REQUIRED APPROVALS.

FBC(2007) 1612.1.2

THE FRAMING AND WINDOWS HAVE NOT BEEN PROVEN TO
SUFFICIENTLY WITHSTAND ESTIMATED OR ACTUAL IMPOSED
DEAD, LIVE, WIND, OR ANY OTHER LOADS THROUGH THE
PERMIT AND INSPECTION PROCESS.

There was some confusion regarding the photos Inspector Masula presented for this case and Chair Nelson suggested staff withdraw the case.

The City withdrew this case.

Case: CE13011298

1521 Northeast 16 Terrace
MADDEN, GREGORY R

Service was via posting on the property on 8/19/13 and at City Hall on 8/15/13.

Robert Masula, Building Inspector, testified to the following violation:
FBC(2010) 105.1

WINDOWS WERE INSTALLED WITHOUT A PERMIT.

Inspector Masula submitted photos of the property and the Notice of Violation detailing the violations and corrective action into evidence, and recommended ordering compliance within 56 days or a fine of \$10 per day.

Motion made by Mr. Thilborger, seconded by Ms. Sheppard to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 56 days, by 10/22/13 or a fine of \$10 per day would begin to accrue and to record the order. In a voice vote, motion passed 7-0.

Case: CE13020221

3101 Northeast 43 Street
CRAMER, DANIEL

Service was via posting on the property on 8/20/13 and at City Hall on 8/15/13.

Robert Masula, Building Inspector, testified to the following violation:
FBC(2010) 105.1

A GAZEBO WAS BUILT WITHOUT REQUIRED PERMITS:

1. STRUCTURAL.
2. ELECTRICAL.
3. PLUMBING.

Inspector Masula submitted photos of the property and the Notice of Violation detailing the violations and corrective action into evidence, and recommended ordering compliance within 56 days or a fine of \$10 per day.

Motion made by Mr. Thilborger, seconded by Ms. Hinton to find for the City that the violations existed as alleged and to order the property owner to come into compliance

within 28 days, by 9/24/13 or a fine of \$10 per day would begin to accrue and to record the order. In a voice vote, motion passed 7-0.

Case: CE13030913

1324 Northeast 13 Avenue
REINA, MARC

Service was via posting on the property on 8/19/13 and at City Hall on 8/15/13.

Robert Masula, Building Inspector, testified to the following violation:
FBC(2010) 105.1

A FENCE WAS INSTALLED WITHOUT A PERMIT.

Inspector Masula said the owner had submitted an application, but it had been rejected on 3/19/13 and never resubmitted. He submitted photos of the property and the Notice of Violation detailing the violations and corrective action into evidence, and recommended ordering compliance within 28 days or a fine of \$10 per day.

Motion made by Mr. Thilborger, seconded by Ms. Sheppard to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 28 days, by 9/24/13 or a fine of \$10 per day would begin to accrue and to record the order. In a voice vote, motion passed 7-0.

Case: CE13040450

6750 Northeast 21 Rd # 108
GEBAUER, PETER & ILSE
GEBAUER, JESSICA

Service was via posting on the property on 8/19/13 and at City Hall on 8/15/13.

Robert Masula, Building Inspector, testified to the following violation:
FBC(2010) 105.1

THE LIVING UNIT WAS ALTERED WITH THE INSTALLATION
OF SHUTTERS WITHOUT A PERMIT.

Inspector Masula submitted photos of the property and the Notice of Violation detailing the violations and corrective action into evidence, along with an email he had received from the owner indicating he would return at the end of October and pull the permit. Inspector Masula recommended ordering compliance within 91 days or a fine of \$25 per day. Chair Nelson read the email, which indicated the owner was a German national and could not return before October 15.

Motion made by Mr. Thilborger, seconded by Mr. Elfman to find for the City that the violations existed as alleged and to order the property owner to come into compliance

within 91 days, by 11/26/13 or a fine of \$10 per day would begin to accrue and to record the order. In a voice vote, motion passed 7-0.

Case: CE13061497

1621 Northeast 17 Way
MACMILLAN, JENNIFER

Certified mail sent to the owner was accepted on 8/12/13

Robert Masula, Building Inspector, testified to the following violations:
FBC(2010) 105.1

1. CARPORT HAS BEEN ENCLOSED.
2. EXTERIOR OPENINGS HAVE BEEN CLOSED IN.
3. EXTERIOR DOORS REPLACED.
4. TIKI HUT CONSTRUCTED.

ALL DONE WITHOUT THE REQUIRED PERMITS.

FBC(2010) 105.4.4

REPLACING PLUMBING FIXTURES WITHOUT THE REQUIRED PERMITS.

FBC(2010) 105.4.5

ELECTRICAL WORK BEING PERFORMED WITHOUT THE REQUIRED PERMITS.

FBC(2010) 105.4.15

REPLACING EXTERIOR DOORS AND WINDOWS WITHOUT THE REQUIRED PERMITS.

FBC(2010) 110.9

NEED TO OBTAIN ALL THE REQUIRED PERMITS, HAVE THE REQUIRED INSPECTIONS PERFORMED AND PASSED, PASS ALL FINALS AND CLOSE OUT ALL PERMITS.

Inspector Masula said he had spoken with the owner, and she had applied for all but one permit. He submitted photos of the property and the Notice of Violation detailing the violations and corrective action into evidence, and recommended ordering compliance within 56 days or a fine of \$10 per day, per violation.

Motion made by Mr. Thilborger, seconded by Ms. Hinton to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 56 days, by 10/22/13 or a fine of \$10 per day, per violation would begin to accrue and to record the order. In a voice vote, with Ms. Ellis absent from the dais, motion passed 6-0.

Case: CE13030717

2412 Cat Cay Ln
JERRY, JOLIE C
JERRY, MICHAEL V

Certified mail sent to the owner was accepted on 8/10/13.

George Oliva, Building Inspector, testified to the following violations:

FBC(2010) 105.1

THIS BUILDING HAS BEEN ALTERED AND CONSTRUCTION WORK PERFORMED WITHOUT OBTAINING THE REQUIRED PERMITS AND INSPECTIONS:

1. THE KITCHEN AND BATHROOMS HAVE BEEN REMODELED.
2. TWO NEW CENTRAL A/C SPLIT SYSTEMS TYPE WERE INSTALLED.
3. THE WINDOW ON THE BATHROOM FACING NORTH AND THREE WINDOWS FACING EAST IN THE FLORIDA ROOM WERE REPLACED.

FBC(2010) 105.4.4

THE PLUMBING SYSTEM OF THE FACILITY HAS BEEN CHANGED WITHOUT OBTAINING A PERMIT IN THE FOLLOWING MANNER, INCLUDING BUT NOT LIMITED TO:

1. PLUMBING ALTERATIONS WERE DONE TO REMODEL THE KITCHEN AND BATHROOMS WITH NEW WASTE AND HOT AND COLD WATER PIPES THAT WERE HOOKED-UP TO THE NEW PLUMBING FIXTURES.

FBC(2010) 105.4.5

THE ELECTRICAL SYSTEM OF THE FACILITY HAS BEEN CHANGED WITHOUT OBTAINING A PERMIT IN THE FOLLOWING MANNER, INCLUDING BUT NOT LIMITED TO:

1. ALTERATIONS WERE DONE TO THE ELECTRICAL SYSTEM TO HAVE THE INTERIOR REMODELED, WITH NEW CIRCUITS FOR THE CENTRAL A/C UNITS, LIGHTS AND WALL OUTLETS WERE UP-GRADED OR REPLACED. BY THIS ACTION THE OWNER IS INCREASING THE AMPERAGE LOAD IN THE MAIN ELECTRICAL PANEL OVER THE TOTAL AMPS LOAD RATING THAT WAS PERMITTED. IT HAS BECOME AN ELECTRICAL FIRE HAZARD.

FBC(2010) 105.4.11

THE MECHANICAL SYSTEM OF THE FACILITY HAS BEEN CHANGED WITHOUT OBTAINING A PERMIT IN THE FOLLOWING MANNER, INCLUDING BUT NOT LIMITED TO:

1. THE OWNER HAS INSTALLED TWO CENTRAL A/C'S WITH DUCT WORK AND ELECTRICAL HEATERS.

FBC(2010) 110.9

THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED
AND/OR COVERED-UP WITHOUT OBTAINING THE REQUIRED
INSPECTIONS APPROVAL FROM THE BUILDING DEPARTMENT
THROUGHOUT THE PERMITTING AND INSPECTION PROCESS.

Chair Nelson said the owners had requested the Board defer hearing this case until September because they were out of town.

Motion made by Ms. Ellis, seconded by Ms. Hinton, to defer the case to the Board's September meeting. In a voice vote, with Chair Nelson opposed, motion passed 6-1.

Case: CE13031521

1210 Northeast 1 Avenue
CROW, CHAD LEE

Service was via posting on the property on 8/13/13 and at City Hall on 8/15/13.

George Oliva, Building Inspector, testified to the following violations:

FBC(2010) 105.1

THE BUILDING HAS BEEN ALTERED AND CONSTRUCTION
WORK PERFORMED AS FOLLOWS:

1. THIS PROPERTY'S WINDOWS WERE REPLACED WITH A
PERMIT THAT WAS LEFT TO EXPIRE.
 2. THERE ARE THREE OPENINGS THAT WERE ENCLOSED
WITH BLOCKS.
 3. BOTH DWELLINGS INTERIOR WERE REMODELED WITH NEW
CABINETS, PLUMBING FIXTURES, ELECTRICAL UPGRADES
INCLUDING MAIN BREAKERS PANELS, OUTLETS AND
FIXTURES.
 4. A CENTRAL A/C WITH DUCT WORK WAS INSTALLED IN
THE REAR DWELLING.
 5. THE UTILITY STORAGE SHED HAS A NEW ROOF DECK.
 6. AN ADDITION FACING THE EAST SIDE OF THE PROPERTY
LOT WAS BUILT ALL THE WAY TO THE PROPERTY LINE.
 7. A WOOD FENCE HAS BEEN ERECTED TO SPLIT THE
PROPERTY LOT IN TWO SECTIONS.
- ALL OF THE ABOVE MENTIONED WORK WAS DONE WITHOUT
PERMITS.

FBC(2010) 105.4.4

THE PLUMBING SYSTEM OF THE FACILITY HAS BEEN
CHANGED WITHOUT OBTAINING A PERMIT IN THE
FOLLOWING MANNER, INCLUDING BUT NOT LIMITED TO:

1. PLUMBING ALTERATIONS WERE DONE TO REMODEL THE

KITCHENS AND BATHROOMS INSIDE BOTH DWELLINGS WITH NEW WASTE AND HOT AND COLD WATER PIPES THAT WERE HOOKED-UP TO THE NEW PLUMBING FIXTURES.

2. A WATER HEATER WAS INSTALLED IN THE LAUNDRY ROOM INSIDE THE REAR STORAGE SHED.

FBC(2010) 105.4.5

THE ELECTRICAL SYSTEM OF THE FACILITY HAS BEEN CHANGED WITHOUT OBTAINING A PERMIT IN THE FOLLOWING MANNER, INCLUDING BUT NOT LIMITED TO:

1. ALTERATIONS WERE DONE TO THE ELECTRICAL SYSTEM TO UPGRADE, WITH NEW CIRCUITS FOR THE TWO DWELLING LIGHTS AND WALL OUTLETS, POWER SUPPLY TO BOTH KITCHEN AND BATHROOM AREAS, THE LAUNDRY ROOM, THE CENTRAL A/C WITH 7.5KW ELECTRIC HEATER THAT WAS INSTALLED AT THE REAR. BY THIS ACTION THE OWNER IS INCREASING THE AMPERAGE LOAD IN THE MAIN ELECTRICAL PANEL OVER THE TOTAL AMPS LOAD RATING THAT WAS PERMITTED. IT HAS BECOME AN ELECTRICAL FIRE HAZARD.

FBC(2010) 105.4.11

THE MECHANICAL SYSTEM OF THE FACILITY HAS BEEN CHANGED WITHOUT OBTAINING A PERMIT IN THE FOLLOWING MANNER, INCLUDING BUT NOT LIMITED TO:

1. THE OWNER HAS INSTALLED A CENTRAL A/C WITH DUCT WORK AND ELECTRICAL HEATERS INSIDE THE REAR DWELLING. THERE IS NO BATHROOM VENTILATION PROVIDED AFTER THE BATHROOM WAS UPDATED.

FBC(2010) 110.9

THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED AND/OR COVERED-UP WITHOUT OBTAINING THE REQUIRED INSPECTIONS APPROVAL FROM THE BUILDING DEPARTMENT THROUGHOUT THE PERMITTING AND INSPECTION PROCESS.

FBC(2010) 1604.1

THE STRUCTURES FOR THE ROOF AND WALLS BELONGING TO THE REAR UTILITY BUILDING OR SHED DO NOT MEET THE STANDARD FOR GRAVITY LOADING AND HAVE NOT BEEN DEMONSTRATED TO WITHSTAND THE REQUIRED WIND LOADING THROUGH THE PERMITTING PROCESS. ALL THE STRUCTURES THAT WERE DONE ILLEGALLY ARE DEEMED TO BE UNSAFE AS PER FBC 116.1.2 AND THE CONSTRUCTION IS UNDERDESIGNED. IT WOULD NOT PROVIDE THE REQUIRED RESISTANCE TO THE WINDS UPLIFT.

Inspector Oliva said the case was begun pursuant to a complaint. He submitted photos of the property and the Notice of Violation detailing the violations and corrective action into evidence, and recommended ordering compliance within 56 days or a fine of \$10 per day, per violation. Inspector Oliva confirmed there were tenants in the property.

Motion made by Mr. Dooley, seconded by Ms. Ellis to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 56 days, by 10/22/13 or a fine of \$20 per day, per violation would begin to accrue and to record the order. In a voice vote, motion passed 7-0.

Case: CE13051087

1107 Northwest 15 Street
PLANCHER, ANDRE N

Certified mail sent to the owner was accepted on 8/10/13.

George Oliva, Building Inspector, testified to the following violations:
FBC(2010) 105.1

THIS BUILDING HAS BEEN ALTERED AND CONSTRUCTION WORK PERFORMED WITHOUT OBTAINING THE REQUIRED PERMITS AND INSPECTIONS WITH A CERTIFICATE OF OCCUPANCY FROM THE CITY BUILDING DEPARTMENT:

1. THIS PROPERTY HAS AN ADDITION THAT WAS BUILT WITH PERMITS THAT WERE LEFT TO EXPIRE BACK IN 2003. TODAY THIS SINGLE FAMILY DWELLING HAS BEEN SPLIT INTO TWO RENTALS APARTMENTS. THE WORK THAT WAS DONE BACK THEN HAS BECOME WORK WITHOUT PERMITS.

FBC(2010) 110.9

THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED AND/OR COVERED-UP WITHOUT OBTAINING THE REQUIRED INSPECTIONS APPROVAL FROM THE BUILDING DEPARTMENT THROUGHOUT THE PERMITTING AND INSPECTION PROCESS.

FBC(2010) 111.1.1

THE USE AND THE OCCUPANCY OF THIS DWELLING HAS BEEN CHANGED FROM THE ORIGINALLY PERMITTED OCCUPANCY CLASSIFICATION OF A SINGLE FAMILY TO A MULTI-FAMILY DWELLING WITHOUT OBTAINING THE REQUIRED PERMITS AND THE CERTIFICATE OF OCCUPANCY FROM THE BUILDING DEPARTMENT.

Inspector Oliva submitted photos of the property and the Notice of Violation detailing the violations and corrective action into evidence, and recommended ordering compliance

within 56 days or a fine of \$10 per day, per violation. He confirmed the neighborhood was zoned for single-family only.

Motion made by Mr. Elfman, seconded by Mr. Thilborger to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 56 days, by 10/22/13 or a fine of \$10 per day, per violation would begin to accrue and to record the order. In a voice vote, motion passed 7-0.

The Board took a brief break.

Case: CE11051035

2640 Northwest 21 Street
ILAN PROFESSIONAL DESIGN INC

This case was first heard on 3/27/12 to comply by 5/22/12. Violations and extensions were as noted in the agenda. The property was not complied.

George Oliva, Building Inspector, reported the permits had been issued in April but inspections were not complete; the last one had been in May.

Motion made by Mr. Elfman, seconded by Mr. Thilborger, to grant a 28-day extension to 9/24/13, during which time no fines would accrue. In a voice vote, with Ms. Sheppard opposed, motion passed 6-1.

Case: CE11121903

3234 W Broward Blvd
DETY CORP

This case was first heard on 6/25/13 to comply by 8/27/13. Violations were as noted in the agenda. The property was not complied.

George Oliva, Building Inspector, said they had removed the fence, so FBC(2007) 105.1#1 was complied. They were now removing illegal work from the store. He recommended a 56-day extension.

Motion made by Mr. Thilborger, seconded by Ms. Hinton, to grant a 56-day extension to 10/22/13, during which time no fines would accrue. In a voice vote, motion passed 7-0.

Case: CE12041584

6800 Northwest 21 Terrace
OGREN, NATHAN

This case was first heard on 11/27/12 to comply by 3/26/13. Violations and extensions were as noted in the agenda. The property was not complied.

George Oliva, Building Inspector, said the owner was working with him and making progress. He recommended a 56-day extension.

Motion made by Mr. Thilborger, seconded by Ms. Sheppard, to grant a 56-day extension to 10/22/13, during which time no fines would accrue. In a voice vote, motion passed 7-0.

Case: CE12050122

3430 Southwest 27 Street
VUCINIC, DRAGICA

This case was first heard on 2/26/13 to comply by 3/26/13. Violations were as noted in the agenda. The property was complied and fines had accrued to \$810.

George Oliva, Building Inspector, confirmed the violations were complied. He recommended a 28-day extension for the case to be heard as a Massey hearing.

The Board took no action.

Case: CE12070255

2611 Northwest 16 Court
B & R PROPERTY SOLUTIONS LLC

This case was first heard on 4/23/13 to comply by 5/28/13. Violations and extensions were as noted in the agenda. The property was not complied and fines had accrued to \$1,240.

George Oliva, Building Inspector, said the roof needed final inspection and the owner must apply for a permit for the carport. He recommended a 56-day extension.

Motion made by Ms. Sheppard, seconded by Mr. Thilborger, to grant a 56-day extension to 10/22/13, during which time no fines would accrue. In a voice vote, with only Ms. Sheppard voting in favor, motion **failed** 1-6.

Case: CE12051126

327 Southwest 20 Street
TOSSIO, TEDDY

This case was first heard on 5/28/13 to comply by 7/23/13. Violations and extensions were as noted in the agenda. The property was not complied.

Gerry Smilen, Building Inspector, reported the plumbing permit application had been submitted on August 26 and the window permit application had failed plan review. He

read an email he had received from the owner indicating he was "at the mercy of the contractors."

Motion made by Mr. Thilborger, seconded by Ms. Hinton, to grant a 28-day extension to 9/24/13, during which time no fines would accrue. In a voice vote, motion passed 7-0.

Case: CE12031419

2880 Northeast 33 Court # 206
CANNON, HARRY D

Service was via posting on the property on 8/20/13 and at City Hall on 8/15/13. This case was first heard on 1/22/13 to comply by 2/26/13. Violations and extensions were as noted in the agenda. The property was complied, fines had accrued to \$2,025 and the City was requesting a \$260 fine for administrative costs.

Robert Masula, Building Inspector, confirmed that the property was complied and requested a \$260 fine for administrative costs.

Motion made by Ms. Ellis, seconded by Ms. Hinton, to find the violations were not complied by the Order date, and to impose a no fine. In a roll call vote, with Mr. Dooley, Mr. Thilborger, Mr. Elfman, Ms. Sheppard and Chair Nelson opposed, motion **failed** 2-5.

Motion made by Ms. Ellis, seconded by Ms. Hinton, to find the violations were not complied by the Order date, and to impose a \$100 fine. In a voice vote, with Mr. Dooley opposed, motion passed 6-1.

Case: CE12041455

411 Poinciana Drive
MARIANO, STEVEN H

Service was via posting on the property on 8/13/13 and at City Hall on 8/15/13. This case was first heard on 5/28/13 to comply by 6/25/13. Violations and extensions were as noted in the agenda. The property was not complied and the City was requesting imposition of a \$330 fine, which would continue to accrue until the property complied.

Gerry Smilen, Building Inspector, reported there had been no progress. He recommended imposition of the fines.

Motion made by Ms. Sheppard, seconded by Ms. Hinton, to grant a 156-day extension. Ms. Sheppard withdrew her motion.

Motion made by Ms. Ellis, seconded by Mr. Thilborger, to find the violations were not complied by the Order date, and to impose the \$330 fine, which would continue to accrue until the violations were corrected. In a voice vote, motion passed 7-0.

Case: CE13031708

401 Riviera Isle # 101
ROBINSON, BENJAMIN

Service was via posting on the property on 8/13/13 and at City Hall on 8/15/13. This case was first heard on 6/25/13 to comply by 8/27/13. Violations were as noted in the agenda. The property was not complied and the City was requesting imposition of the fine, which would begin to accrue on 8/28/13 and would continue to accrue until the property complied.

Gerry Smilen, Building Inspector, reported the air conditioning permit had been pulled in March. He had recently heard from someone requesting information about what was needed to pull a permit to convert the Florida room to living space but no applications had been submitted. He recommended a 28-day extension.

Motion made by Mr. Thilborger, seconded by Ms. Ellis, to grant a 28-day extension to 9/24/13, during which time no fines would accrue. In a voice vote, motion passed 7-0.

Case: CE13041115

201 Northeast 16 Avenue
HINDS, KEVIN &
LAYNE, PAUL J

Service was via posting on the property on 8/13/13 and at City Hall on 8/15/13. This case was first heard on 7/23/13 to comply by 8/27/13. Violations were as noted in the agenda. The property was not complied and the City was requesting imposition of the fine, which would begin to accrue on 8/28/13 and would continue to accrue until the property complied.

Gerry Smilen, Building Inspector, reported there had been no progress. He recommended imposition of the fines.

Motion made by Mr. Thilborger, seconded by Ms. Sheppard, to grant a 28-day extension to 9/24/13, during which time no fines would accrue. In a voice vote, motion passed 7-0.

Case: CE12040823

534 Northwest 9 Avenue
MEZA, PEDRO P

Service was via posting on the property on 8/13/13 and at City Hall on 8/15/13. This case was first heard on 7/23/13 to comply by 8/27/13. Violations were as noted in the agenda. The property was not complied and the City was requesting imposition of the

fine, which would begin to accrue on 8/28/13 and would continue to accrue until the property complied.

George Oliva, Building Inspector, reminded the Board that another inspector had found workers installing the fence and they had informed him they worked for the bank. The City had posted a Stop Work Order on the property and no permit applications had been submitted. Inspector Oliva recommended imposition of the fines.

Motion made by Mr. Thilborger, seconded by Ms. Sheppard, to grant a 28-day extension to 9/24/13, during which time no fines would accrue. In a voice vote, motion passed 7-0.

Case: CE12070889

928 Northwest 1 Street # 200
COUNTRYWIDE PRINTING INC

Service was via posting on the property on 8/13/13 and at City Hall on 8/15/13. This case was first heard on 6/25/13 to comply by 7/23/13. Violations were as noted in the agenda. The property was not complied and the City was requesting imposition of a \$3,400 fine, which would continue to accrue until the property complied.

George Oliva, Building Inspector, said there had been no effort or progress. He recommended imposition of the fines.

Motion made by Mr. Thilborger, seconded by Ms. Hinton, to find the violations were not complied by the Order date, and to impose the \$3,400 fine, which would continue to accrue until the violations were corrected. In a voice vote, motion passed 7-0.

Case: CE12071885

1327 Northwest 9 Avenue
SERVILUS, VARILIA

Service was via posting on the property on 8/13/13 and at City Hall on 8/15/13. This case was first heard on 5/28/13 to comply by 6/25/13. Violations were as noted in the agenda. The property was not complied and the City was requesting imposition of a \$3,400 fine, which would continue to accrue until the property complied.

George Oliva, Building Inspector, said he had advised the owner to contact Public Works about having them fix the sidewalk and Mr. Servilus would pay for it. He noted the pipe had been disconnected from the dishwasher but it was still obstructing the sidewalk. Chair Nelson stated there was an ordinance that allowed the City to repair a sidewalk and charge the owner.

Motion made by Mr. Thilborger, seconded by Ms. Sheppard, to find the violations were not complied by the Order date, and to impose the \$3,400 fine, which would continue to accrue until the violations were corrected. In a voice vote, motion passed 7-0.

Case: CE13041518

1380 Southwest 34 Avenue
RODRIGUEZ, BERNARDO &
MOREIRA, MARENA

Service was via posting on the property on 8/23/13 and at City Hall on 8/15/13. This case was first heard on 7/23/13 to comply by 8/27/13. Violations were as noted in the agenda. The property was not complied and the City was requesting imposition of the fine, which would begin to accrue on 8/28/13 and would continue to accrue until the property complied.

George Oliva, Building Inspector, recommended imposition of the fines. He reminded the Board that this was the second time the case had been before the Board for the illegal addition. In 2010, the owner had pulled the permits, the City dropped the case and the owner had let the permits expire. He said the owner had never communicated with him.

Motion made by Mr. Thilborger, seconded by Ms. Ellis, to find that the violations were not complied by the Order date, and therefore the fines as stated in the Order would begin on 8/28/13 and would continue to accrue until the violations were corrected. In a voice vote, motion passed 7-0.

Case: CE13042109

2430 Whale Harbor Ln
THR FLORIDA LP

Certified mail sent to the owner was accepted on 8/14/13. This case was first heard on 7/23/13 to comply by 8/27/13. Violations were as noted in the agenda. The property was not complied and the City was requesting imposition of the fine, which would begin to accrue on 8/28/13 and would continue to accrue until the property complied.

George Oliva, Building Inspector, said there had been no effort to comply and there were people living at the property.

Motion made by Mr. Thilborger, seconded by Ms. Hinton, to find that the violations were not complied by the Order date, and therefore the fines as stated in the Order would begin on 8/28/13 and would continue to accrue until the violations were corrected. In a voice vote, motion passed 7-0.

Case: CE13060610

1608 Northwest 5 Avenue
FERACE, JAMES E JR
STEFANOV, PATRICK

Service was via posting on the property on 8/13/13 and at City Hall on 8/15/13. This case was first heard on 6/25/13 to comply by 7/23/13. Violations were as noted in the agenda. The property was not complied and the City was requesting imposition of a \$34,000 fine, which would continue to accrue until the property complied.

George Oliva, Building Inspector, reminded the Board that the case had been opened by the Fire Marshal's office when responding to an emergency medical call. Inspector Oliva said he had a previous case that was still pending on the property for electrical issues.

Motion made by Mr. Thilborger, seconded by Ms. Ellis, to find the violations were not complied by the Order date, and to impose the \$34,000 fine, which would continue to accrue until the violations were corrected. In a voice vote, motion passed 7-0.

Approval of Meeting Minutes

Motion made by Ms. Ellis, seconded by Mr. Thilborger, to approve the minutes of the Board's June 2013 meeting. In a voice vote, motion passed 7-0.

Motion made by Ms. Ellis, seconded by Mr. Thilborger, to approve the minutes of the Board's July 2013 meeting. In a voice vote, motion passed 7-0.

Ms. Pryor notified the Board that a scrivener's error had been corrected on the May minutes.

Motion made by Ms. Ellis, seconded by Mr. Thilborger, to approve the May minutes as amended. In a voice vote, motion passed 7-0.

Communication to the City Commission

None

For the Good of the City

Chair Nelson noted that staff was tending to recommend a standard fine reduction to \$260 to cover administrative costs but he did not believe this adequately covered those costs. He said the Board could continue to accept staff's recommendation; they could request staff perform more "diligent inquiry" regarding accurate costs and/or they could ask the City Commission for direction.

Ms. Ellis agreed that the \$260 did not seem accurate for all cases. She said this made

it appear like a penalty, rather than an administrative cost and asked staff to consider the cases individually. She did not wish to solicit the opinion of the City Commission, as they had instructed the Board to enforce as they saw fit.

Chair Nelson remarked that Fort Lauderdale did not consider Code Enforcement as a revenue generator and the penalty system was intended to urge compliance. Still, it pained Mr. Nelson to see fines reduced to \$260 for cases in which staff had invested significant time and effort. Ms. Pryor described the current figures used for estimating the administrative costs and stated sometimes, the actual administrative costs were more than the fines.

Chair Nelson asked the Board to consider actual staff time when considering fine reduction.

Cases Complied

The below listed cases were complied. Additional information regarding respondents, violations, etc. can be found in the agenda, which is incorporated into this record.

CE12011974	CE13010076	CE13031282	CE12021373
CE12091050	CE13011403	CE13020487	CE11062648
CE12120086			

Cases Withdrawn

The below listed cases were withdrawn. Additional information regarding respondents, violations, etc. can be found in the agenda, which is incorporated into this record.

CE12120930	CE13050001	CE11090745
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There being no further business to come before the Board, the meeting adjourned at 1:21 p.m.


Chair, Code Enforcement Board

ATTEST:


Clerk, Code Enforcement Board

NOTE: The agenda associated with this meeting is incorporated into this record by reference.

Minutes prepared by: Jamie Opperee, ProtoType Inc.